

MISSION:

The Live Where You Work Homebuyer Program builds strong communities and promotes sustainable land use by encouraging people to live close to their places of employment.

SPONSORS:

Live Where You Work is sponsored by the New Jersey Housing and Mortgage Finance Agency (HMFA) in partnership with individual cities, boroughs and towns throughout New Jersey.

ABOUT THE TOWNSHIP OF VOORHEES:

Welcome to Voorhees Township, Camden County. Our municipality is considered a leader for achievement in education, recreation and local government. Residents take pride in our excellent school systems where students rank in the top 8% of the nation. Our schools continually send out high school graduates to the nation's most highly competitive colleges and universities.

Voorhees Township is home to one of the finest hospitals in the County. Virtua Hospital is the leader in health care including their maternity center which provides the most comprehensive and sophisticated care available.

Voorhees Township is also proud to have been a driving force behind the transformation of the former Echelon Mall which is now the newly constructed Voorhees Town Center. The Town Center will have a mix of town homes, condominiums and apartments. Street level upscale retail will be also lining Main Street. Voorhees Town Center will truly be a place to live, work and play.

From accessibility, to entertainment and recreational opportunities, there is something for everyone. Voorhees Township is truly a great place to live, work, and raise a family.

Voorhees Township

"In the center of everything... and away from it all!"

If you already work in Voorhees, the Live Where You Work Homebuyer Program is just another reason to make Voorhees your new home!



MICHAEL R. MIGNOGNA
Mayor
Voorhees, New Jersey



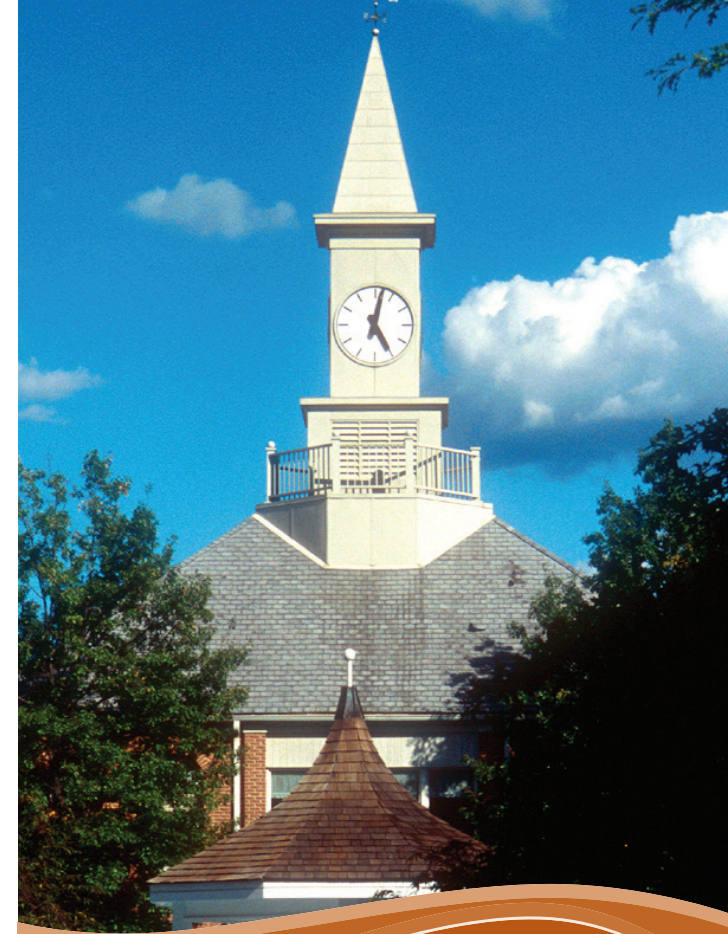
637 South Clinton Avenue
Trenton, NJ 08650-2085
TEL: 609-278-7400
www.njhousing.gov



620 Berlin Road
Voorhees NJ, 08043
TEL: 856-216-0473
www.voorheesnj.com

LIVE WHERE YOU WORK - VOORHEES HOMEBUYER PROGRAM

DO YOU WORK IN VOORHEES? YOU MAY BE ELIGIBLE!



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY

**ELIMINATE THOSE LONG COMMUTES TO WORK!
DOWNPAYMENT AND CLOSING COST ASSISTANCE!
MORE FLEXIBLE UNDERWRITING CRITERIA!**

TO LEARN MORE ABOUT LIVE WHERE YOU WORK – VOORHEES

VISIT US ON THE INTERNET AT
WWW.LIVETHEREYOUWORK.NJ.GOV
OR CALL 1-800-NJHOUSE



LIVE WHERE YOU WORK

A PROGRAM OF THE NJ HOUSING AND MORTGAGE FINANCE AGENCY



SEARCH FOR A HOME

View potential properties by
visiting these websites:*

www.voorheesnj.com



WHAT IS VOORHEES' LIVE WHERE YOU WORK PROGRAM?

Live Where You Work - Voorhees is a special homebuyer incentive program that provides low-interest mortgage loans to homebuyers who work in and who are looking to purchase a home in Voorhees.

WHAT ARE THE BENEFITS OF VOORHEES' LIVE WHERE YOU WORK PROGRAM?

- Low-interest mortgages for homebuyers.
- Downpayment and closing cost assistance for the purchase of a home.
- More flexible underwriting criteria for the loan qualification process.
- Additional savings offered by local businesses in partnership with the Township of Voorhees. Visit www.voorheesnj.com for more information.

MAXIMUM INCOME LIMITS FOR VOORHEES^{†‡}

FAMILY SIZE	TOWNSHIP WIDE
1-2 person household	\$89,400
3+ person household	\$102,810

MAXIMUM PURCHASE PRICE LIMITS FOR VOORHEES[†]

HOUSE TYPE	TOWNSHIP WIDE
New 1 family	\$340,600
Existing 1 family	\$340,600
Existing 2 family	\$390,382
Existing 3 family	\$474,296
Existing 4 family	\$547,265

A MESSAGE FROM MAYOR MICHAEL R. MIGNOGNA

Voorhees Township is a flourishing community that offers families an ideal place to call home. Our schools are consistently ranked among the best in the area, as are our parks, recreation facilities and youth community organizations. We have a vibrant and growing business community. It is an exciting time to live in Voorhees with the evolution of the former Echelon Mall into the Voorhees Town Center and the construction of the state-of-the-art Virtua Medical Campus. Voorhees offers dozens of excellent restaurants and shopping opportunities. Our proximity to Philadelphia, New York City and Washington, D.C. is one of the reasons we were recently voted the top town in Camden County for residential property values. Move to Voorhees and you will learn why we are in the center of everything... and away from it all.

* Not all properties listed on these websites are located within Urban Target Areas.

† These limits are set by the federal government and are subject to change without notice. (Updated 3/31/08)

‡ Interest rates will vary depending on income. See www.livewhereyouwork.nj.gov for more information.